

HOUSING NOW

Edmonton



Canada Mortgage and Housing Corporation

Date Released: May 2007

New Home Market

HOUSING STARTS IMPROVE IN APRIL

Following two months of weaker activity year-over-year in February and March, new housing starts across the Alberta Capital Region improved in April compared with the same month last year. Total housing starts throughout the Edmonton Census Metropolitan Area (CMA) increased by almost 25 per cent over April 2006 to 1,695 units. For the year-to-

date, total new home construction region-wide is now 10 per cent ahead of new home starts tallied in the first four months of 2006.

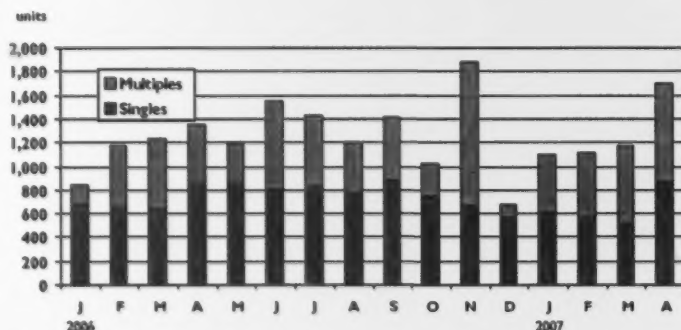
Substantial gains in multiple unit starts across Metro provided the source of April's improved new housing numbers. Semi-detached, row and apartment starts together reached

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Figure 1

Housing Starts - Edmonton CMA

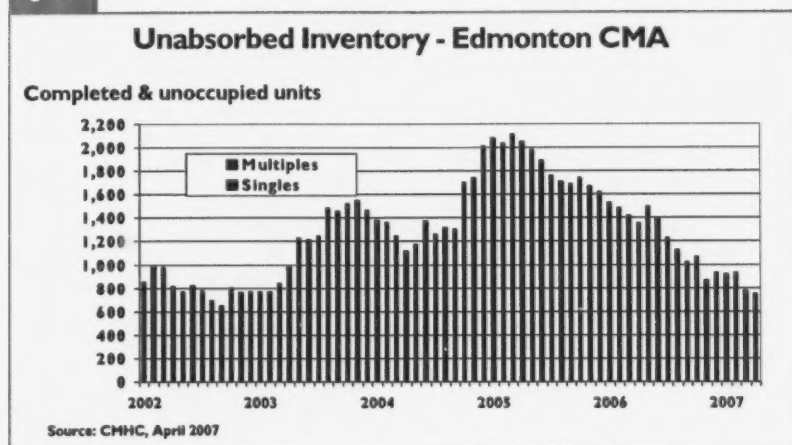


Source: CMHC, April 2007

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Figure 2



821 units, representing a 70 per cent increase over the multi-family starts recorded in April 2006. While apartment starts increased by 44 per cent over last April, semi-detached and row starts were both more than double the number of units started in the same month last year. Multiple starts have improved year-over-year every month so far in 2007 and are now 45 per cent ahead of production reported in the first four months of 2006. Low standing inventories and strong demand for both new and existing condominiums have fuelled the upswing in multiple dwelling starts so far this year.

Multiple dwelling completions totalled only 119 units down from 413 units in April 2006. As a result, absorptions also tumbled, falling 63 per cent year-

over-year to 163 units. With absorptions outpacing completions, inventories moved downward from the previous month. Total inventories of completed and unoccupied multiples stood at 255 units, down 70 per cent from the same month last year. April's inventory represents the lowest count of unabsorbed multiples since July 1999.

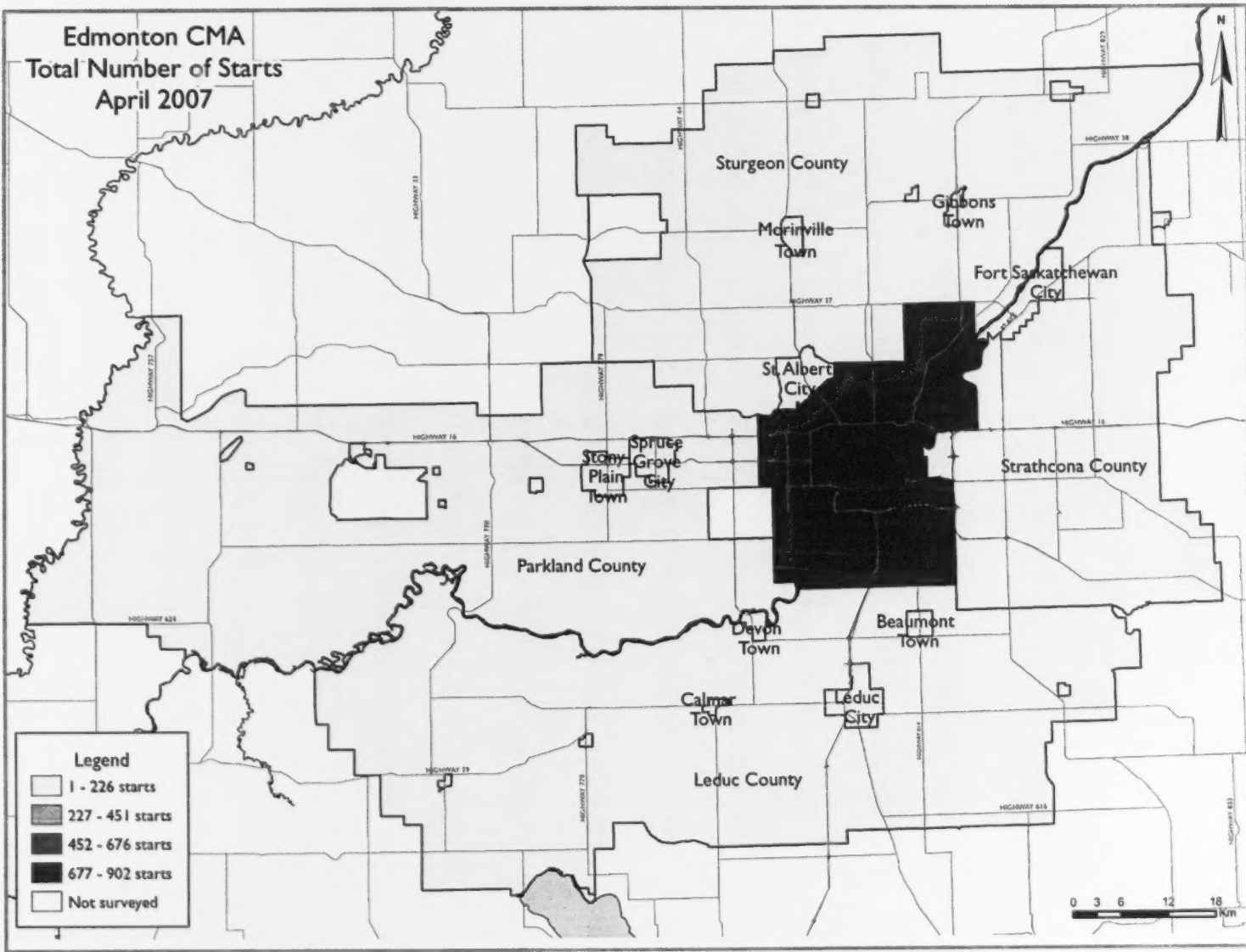
On the heels of four consecutive months of weaker year-over-year activity, single-detached starts in April remained largely unchanged from the same month in 2006. Improvements in the Suburban Areas were erased by a continued slowdown within Edmonton City. Builders started work on 874 single units in April, essentially matching the record-setting performance reported in April of last

year. On a year-to-date basis, single-detached starts have fallen by 10.5 per cent from the number of singles started in January through April 2006. Despite the slowdown, activity so far in 2007 still represents the second best year on record after four months for single-detached homebuilders in Greater Edmonton.

Single-detached completions in April fell by 6 per cent year-over-year to 565 units. Absorptions also fell below last April's level, reaching 549 units. With completions exceeding absorptions, inventories moved upward by 16 units from the 481 completed and unoccupied units that were on-hand in March. At 497 units, the unabsorbed inventory of singles, both show homes and specs, was down only marginally from April of last year.

Single-detached homes absorbed in April for an average price of \$438,243, representing a 56 per cent increase from the same month last year. Readers should note that the absorbed average price reflects the price of homes that were completed and absorbed in April 2007 but in many cases negotiated and priced before construction began. A typical single sold on the existing market in April for an average price of \$413,488, also up 56 per cent from last year's resale price in April.

Edmonton CMA
Total Number of Starts
April 2007



HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type – Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type – Year-to-Date
- 3 Completions by Submarket and by Dwelling Type – Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type – Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.1 Housing Activity Summary by Submarket
- 1.2 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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- 2.5 Starts by Submarket and by Intended Market – Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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- 3.4 Completions by Submarket and by Intended Market – Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market – Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil or zero
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Edmonton CMA
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
April 2007	869	170	9	5	189	453	0	0	1,695
April 2006	875	114	6	1	45	301	2	14	1,358
% Change	-0.7	49.1	50.0	**	**	50.5	-100.0	-100.0	24.8
Year-to-date 2007	2,575	336	12	17	714	1,408	6	0	5,068
Year-to-date 2006	2,873	372	20	22	383	825	8	103	4,606
% Change	-10.4	-9.7	-40.0	-22.7	86.4	70.7	-25.0	-100.0	10.0
UNDER CONSTRUCTION									
April 2007	6,015	806	51	29	1,411	5,634	22	379	14,347
April 2006	4,539	548	23	36	1,100	4,712	68	587	11,613
% Change	32.5	47.1	121.7	-19.4	28.3	19.6	-67.6	-35.4	23.5
COMPLETIONS									
April 2007	565	70	0	0	45	0	4	0	684
April 2006	530	44	5	3	51	269	14	30	946
% Change	6.6	59.1	-100.0	-100.0	-11.8	-100.0	-71.4	-100.0	-27.7
Year-to-date 2007	2,393	266	9	6	268	986	39	51	4,018
Year-to-date 2006	2,140	234	8	14	231	633	18	225	3,503
% Change	11.8	13.7	12.5	-57.1	16.0	55.8	116.7	-77.3	14.7
COMPLETED & NOT ABSORBED									
April 2007	496	106	0	0	27	14	3	106	752
April 2006	499	73	3	3	88	334	3	355	1,358
% Change	-0.6	45.2	-100.0	-100.0	-69.3	-95.8	0.0	-70.1	-44.5
ABSORBED									
April 2007	549	78	0	0	48	33	4	0	712
April 2006	572	55	0	3	52	264	0	44	990
% Change	-4.0	41.8	n/a	-100.0	-7.7	-87.5	n/a	-100.0	-28.1
Year-to-date 2007	2,372	250	9	6	287	1,068	4	164	4,160
Year-to-date 2006	2,212	217	0	12	225	735	1	286	3,688
% Change	7.2	15.2	n/a	-50.0	27.6	45.3	**	-42.7	12.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
STARTS									
Edmonton City									
April 2007	431	74	9	0	141	247	0	0	902
April 2006	582	72	6	1	43	223	2	14	943
Beaumont Town									
April 2007	40	0	0	0	22	0	0	0	62
April 2006	38	0	0	0	0	0	0	0	38
Devon Town									
April 2007	9	0	0	0	0	0	0	0	9
April 2006	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
April 2007	35	20	0	0	12	0	0	0	67
April 2006	20	14	0	0	2	0	0	0	36
Leduc City									
April 2007	75	2	0	0	0	0	0	0	77
April 2006	41	14	0	0	0	0	0	0	55
Leduc County									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	5	0	0	0	0	0	0	0	5
Morinville Town									
April 2007	14	0	0	0	0	0	0	0	14
April 2006	5	2	0	0	0	0	0	0	7
Parkland County									
April 2007	25	0	0	0	0	0	0	0	25
April 2006	12	2	0	0	0	0	0	0	14
Spruce Grove City									
April 2007	51	12	0	0	0	123	0	0	186
April 2006	42	4	0	0	0	0	0	0	46
St. Albert City									
April 2007	44	12	0	0	0	0	0	0	56
April 2006	33	2	0	0	0	0	0	0	35
Stony Plain Town									
April 2007	31	40	0	0	0	0	0	0	71
April 2006	10	0	0	0	0	0	0	0	10
Strathcona County									
April 2007	83	10	0	5	14	83	0	0	195
April 2006	68	4	0	0	0	78	0	0	150
Sturgeon County									
April 2007	19	0	0	0	0	0	0	0	19
April 2006	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	5	0	0	0	0	0	0	0	5
Edmonton CMA									
April 2007	869	170	9	5	189	453	0	0	1,695
April 2006	875	114	6	1	45	301	2	14	1,358

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
UNDER CONSTRUCTION									
Edmonton City									
April 2007	3,261	444	51	7	976	4,635	22	180	9,576
April 2006	2,810	356	23	31	900	4,016	68	495	8,699
Baumont Town									
April 2007	327	44	0	0	104	0	0	41	516
April 2006	201	24	0	0	18	0	0	41	284
Devon Town									
April 2007	14	0	0	0	6	0	0	0	20
April 2006	12	0	0	0	4	0	0	0	16
Fort Saskatchewan City									
April 2007	168	52	0	0	61	79	0	0	360
April 2006	117	14	0	1	20	72	0	0	224
Leduc City									
April 2007	303	34	0	0	28	0	0	24	389
April 2006	129	50	0	0	16	0	0	0	195
Leduc County									
April 2007	53	0	0	0	0	0	0	0	53
April 2006	31	0	0	0	0	0	0	0	31
Morinville Town									
April 2007	104	14	0	0	0	85	0	0	203
April 2006	44	2	0	0	15	61	0	0	122
Parkland County									
April 2007	192	6	0	0	0	0	0	0	198
April 2006	100	6	0	0	0	0	0	0	106
Spruce Grove City									
April 2007	406	88	0	0	22	123	0	0	639
April 2006	218	24	0	0	19	52	0	0	313
St. Albert City									
April 2007	265	46	0	0	91	186	0	0	588
April 2006	225	4	0	0	60	139	0	51	479
Stony Plain Town									
April 2007	173	54	0	0	0	60	0	0	287
April 2006	91	22	0	0	2	74	0	0	189
Strathcona County									
April 2007	552	20	0	22	123	462	0	134	1,313
April 2006	451	44	0	4	46	290	0	0	835
Sturgeon County									
April 2007	123	0	0	0	0	0	0	0	123
April 2006	60	0	0	0	0	0	0	0	60
Remainder of the CMA									
April 2007	74	4	0	0	0	4	0	0	82
April 2006	50	2	0	0	0	8	0	0	60
Edmonton CMA									
April 2007	6,015	806	51	29	1,411	5,634	22	379	14,347
April 2006	4,539	548	23	36	1,100	4,712	68	587	11,613

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2007	275	30	0	0	16	0	0	0	321
April 2006	354	32	5	3	37	269	14	0	714
Beaumont Town									
April 2007	12	2	0	0	14	0	0	0	28
April 2006	13	0	0	0	0	0	0	0	13
Devon Town									
April 2007	6	0	0	0	0	0	0	0	6
April 2006	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
April 2007	17	8	0	0	6	0	0	0	31
April 2006	12	0	0	0	6	0	0	0	18
Leduc City									
April 2007	38	2	0	0	0	0	0	0	40
April 2006	13	2	0	0	0	0	0	0	15
Leduc County									
April 2007	18	0	0	0	0	0	0	0	18
April 2006	3	0	0	0	0	0	0	0	3
Morinville Town									
April 2007	12	0	0	0	0	0	0	0	12
April 2006	6	0	0	0	2	0	0	0	8
Parkland County									
April 2007	25	0	0	0	0	0	0	0	25
April 2006	11	0	0	0	0	0	0	0	11
Spruce Grove City									
April 2007	39	12	0	0	3	0	0	0	54
April 2006	23	6	0	0	4	0	0	0	33
St. Albert City									
April 2007	13	6	0	0	0	0	0	0	19
April 2006	17	0	0	0	0	0	0	30	47
Stony Plain Town									
April 2007	19	8	0	0	0	0	0	0	27
April 2006	9	2	0	0	0	0	0	0	11
Strathcona County									
April 2007	64	2	0	0	6	0	0	0	72
April 2006	46	2	0	0	2	0	0	0	50
Sturgeon County									
April 2007	19	0	0	0	0	0	0	0	19
April 2006	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
April 2007	8	0	0	0	0	0	4	0	12
April 2006	8	0	0	0	0	0	0	0	8
Edmonton CMA									
April 2007	565	70	0	0	45	0	4	0	684
April 2006	530	44	5	3	51	269	14	30	946

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2007	288	63	0	0	16	5	3	106	481
April 2006	333	42	0	2	65	305	3	341	1,091
Beaumont Town									
April 2007	17	0	0	0	1	0	0	0	18
April 2006	22	0	0	0	0	0	0	0	22
Devon Town									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	2	0	0	0	0	0	0	0	2
Fort Saskatchewan City									
April 2007	19	9	0	0	4	6	0	0	38
April 2006	9	2	0	1	3	5	0	0	20
Leduc City									
April 2007	33	4	0	0	0	3	0	0	40
April 2006	20	5	0	0	2	3	0	10	40
Leduc County									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
Morinville Town									
April 2007	8	0	0	0	0	0	0	0	8
April 2006	6	0	0	0	4	0	0	0	10
Parkland County									
April 2007	4	1	0	0	0	0	0	0	5
April 2006	1	1	0	0	0	0	0	0	2
Spruce Grove City									
April 2007	23	9	0	0	0	0	0	0	32
April 2006	17	4	0	0	2	17	0	4	44
St. Albert City									
April 2007	40	8	0	0	6	0	0	0	54
April 2006	38	0	0	0	6	0	0	0	44
Stony Plain Town									
April 2007	15	8	0	0	0	0	0	0	23
April 2006	12	10	0	0	1	4	0	0	27
Strathcona County									
April 2007	47	4	0	0	0	0	0	0	51
April 2006	38	9	0	0	5	0	0	0	52
Sturgeon County									
April 2007	0	0	0	0	0	0	0	0	0
April 2006	0	0	0	0	0	0	0	0	0
Remainder of the CMA									
April 2007	1	0	0	0	0	0	0	0	1
April 2006	1	0	3	0	0	0	0	0	4
Edmonton CMA									
April 2007	496	106	0	0	27	14	3	106	752
April 2006	499	73	3	3	88	334	3	355	1,358

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2007

	Ownership						Rental		Total*
	Freehold			Condominium			Single, Semi, and Row	Apt. & Other	
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other			
ABSORBED									
Edmonton City									
April 2007	283	31	0	0	21	1	0	0	336
April 2006	386	44	0	3	41	252	0	14	740
Beaumont Town									
April 2007	12	2	0	0	14	0	0	0	28
April 2006	16	0	0	0	0	0	0	0	16
Devon Town									
April 2007	5	0	0	0	0	0	0	0	5
April 2006	3	0	0	0	0	0	0	0	3
Fort Saskatchewan City									
April 2007	14	12	0	0	4	32	0	0	62
April 2006	14	0	0	0	3	2	0	0	19
Leduc City									
April 2007	32	4	0	0	0	0	0	0	36
April 2006	10	0	0	0	0	10	0	0	20
Leduc County									
April 2007	18	0	0	0	0	0	0	0	18
April 2006	3	0	0	0	0	0	0	0	3
Marionville Town									
April 2007	8	0	0	0	0	0	0	0	8
April 2006	8	0	0	0	0	0	0	0	8
Parkland County									
April 2007	23	0	0	0	0	0	0	0	23
April 2006	11	2	0	0	0	0	0	0	13
Spruce Grove City									
April 2007	33	10	0	0	3	0	0	0	46
April 2006	27	5	0	0	4	0	0	0	36
St. Albert City									
April 2007	18	5	0	0	0	0	0	0	23
April 2006	18	0	0	0	1	0	0	30	49
Stony Plain Town									
April 2007	19	12	0	0	0	0	0	0	31
April 2006	8	2	0	0	0	0	0	0	10
Strathcona County									
April 2007	57	2	0	0	6	0	0	0	65
April 2006	48	2	0	0	3	0	0	0	53
Sturgeon County									
April 2007	19	0	0	0	0	0	0	0	19
April 2006	12	0	0	0	0	0	0	0	12
Remainder of the CMA									
April 2007	8	0	0	0	0	0	4	0	12
April 2006	8	0	0	0	0	0	0	0	8
Edmonton CMA									
April 2007	549	78	0	0	48	33	4	0	712
April 2006	572	55	0	3	52	264	0	44	990

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Edmonton City	431	583	134	76	90	47	247	237	902	943	-4.3
Beaumont Town	40	38	2	0	20	0	0	0	62	38	63.2
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	9	1	0	0	0	0	0	0	9	1	**
Fort Saskatchewan City	35	20	32	16	0	0	0	0	67	36	86.1
Gibbons Town	1	1	0	0	0	0	0	0	1	1	0.0
Leduc City	75	41	2	14	0	0	0	0	77	55	40.0
Leduc County	6	5	0	0	0	0	0	0	6	5	20.0
Morinville Town	14	5	0	2	0	0	0	0	14	7	100.0
Parkland County	25	12	0	2	0	0	0	0	25	14	78.6
Spruce Grove City	51	42	12	4	0	0	123	0	186	46	**
St. Albert City	44	33	12	2	0	0	0	0	56	35	60.0
Stony Plain Town	31	10	40	0	0	0	0	0	71	10	**
Strathcona County	88	68	12	4	12	0	83	78	195	150	30.0
Sturgeon County	19	13	0	0	0	0	0	0	19	13	46.2
Remainder of the CMA	4	4	0	0	0	0	0	0	4	4	0.0
Edmonton CMA	874	876	246	120	122	47	453	315	1,695	1,358	24.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	1,314	1,811	264	412	409	175	1,099	850	3,086	3,248	-5.0
Beaumont Town	148	168	16	30	100	8	0	0	264	206	28.2
Calmar Town	1	4	0	0	0	0	0	0	1	4	-75.0
Devon Town	11	8	0	0	0	0	0	0	11	8	37.5
Fort Saskatchewan City	90	64	48	16	0	0	0	0	138	80	72.5
Gibbons Town	10	8	0	0	0	0	4	0	14	8	75.0
Leduc City	164	96	20	38	12	0	0	0	196	134	46.3
Leduc County	34	22	0	0	0	0	0	0	34	22	54.5
Morinville Town	48	25	0	2	0	0	0	0	48	27	77.8
Parkland County	82	65	0	2	0	0	0	0	82	67	22.4
Spruce Grove City	184	137	34	18	18	0	123	0	359	155	131.6
St. Albert City	92	107	22	22	15	0	0	0	129	129	0.0
Stony Plain Town	80	52	40	4	0	0	0	0	120	56	114.3
Strathcona County	251	271	32	32	36	22	182	78	501	403	24.3
Sturgeon County	67	43	0	0	0	0	0	0	67	43	55.8
Remainder of the CMA	16	16	2	0	0	0	0	0	18	16	12.5
Edmonton CMA	2,592	2,897	478	576	590	205	1,408	928	5,068	4,606	10.0

Source: CMHC (Starts and Completions Survey)

**Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Edmonton City	90	47	0	0	247	223	0	14
Beaumont Town	20	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	123	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	12	0	0	0	83	78	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	122	47	0	0	453	301	0	14

**Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	405	175	4	0	1,099	747	0	103
Beaumont Town	100	8	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	4	0	0	0
Leduc City	12	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	18	0	0	0	123	0	0	0
St. Albert City	15	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	36	22	0	0	182	78	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	586	205	4	0	1,408	825	0	103

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2007

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Edmonton City	514	660	388	267	0	16	902	943
Beaumont Town	40	38	22	0	0	0	62	38
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	9	1	0	0	0	0	9	1
Fort Saskatchewan City	55	34	12	2	0	0	67	36
Gibbons Town	1	1	0	0	0	0	1	1
Leduc City	77	55	0	0	0	0	77	55
Leduc County	6	5	0	0	0	0	6	5
Morinville Town	14	7	0	0	0	0	14	7
Parkland County	25	14	0	0	0	0	25	14
Spruce Grove City	63	46	123	0	0	0	186	46
St. Albert City	56	35	0	0	0	0	56	35
Stony Plain Town	71	10	0	0	0	0	71	10
Strathcona County	93	72	102	78	0	0	195	150
Sturgeon County	19	13	0	0	0	0	19	13
Remainder of the CMA	4	4	0	0	0	0	4	4
Edmonton CMA	1,048	995	647	347	0	16	1,695	1,358

Table 2.5: Starts by Submarket and by Intended Market
January - April 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	1,502	2,049	1,578	1,088	6	111	3,086	3,248
Beaumont Town	156	192	108	14	0	0	264	206
Calmar Town	1	4	0	0	0	0	1	4
Devon Town	11	8	0	0	0	0	11	8
Fort Saskatchewan City	116	78	22	2	0	0	138	80
Gibbons Town	10	8	4	0	0	0	14	8
Leduc City	184	134	12	0	0	0	196	134
Leduc County	34	22	0	0	0	0	34	22
Morinville Town	48	27	0	0	0	0	48	27
Parkland County	82	67	0	0	0	0	82	67
Spruce Grove City	214	149	145	6	0	0	359	155
St. Albert City	110	109	19	20	0	0	129	129
Stony Plain Town	120	56	0	0	0	0	120	56
Strathcona County	250	303	251	100	0	0	501	403
Sturgeon County	67	43	0	0	0	0	67	43
Remainder of the CMA	18	16	0	0	0	0	18	16
Edmonton CMA	2,923	3,265	2,139	1,230	6	111	5,068	4,606

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	% Change
Edmonton City	275	357	42	50	4	38	0	269	321	714	-55.0
Beaumont Town	12	13	4	0	12	0	0	0	28	13	115.4
Calmar Town	0	2	0	0	4	0	0	0	4	2	100.0
Devon Town	6	3	0	0	0	0	0	0	6	3	100.0
Fort Saskatchewan City	17	12	8	0	6	6	0	0	31	18	72.2
Gibbons Town	3	3	0	0	0	0	0	0	3	3	0.0
Leduc City	38	13	2	2	0	0	0	0	40	15	166.7
Leduc County	18	3	0	0	0	0	0	0	18	3	**
Morinville Town	12	6	0	2	0	0	0	0	12	8	50.0
Parkland County	25	11	0	0	0	0	0	0	25	11	127.3
Spruce Grove City	39	23	12	10	3	0	0	0	54	33	63.6
St. Albert City	13	17	6	0	0	0	0	30	19	47	-59.6
Stony Plain Town	19	9	8	2	0	0	0	0	27	11	145.5
Strathcona County	64	46	2	4	6	0	0	0	72	50	44.0
Sturgeon County	19	12	0	0	0	0	0	0	19	12	58.3
Remainder of the CMA	5	3	0	0	0	0	0	0	5	3	66.7
Edmonton CMA	565	533	84	70	35	44	0	299	684	946	-27.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2007

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	% Change
Edmonton City	1,302	1,411	214	240	179	125	662	695	2,357	2,471	-4.6
Beaumont Town	86	81	6	0	16	0	0	0	108	81	33.3
Calmar Town	0	3	0	2	4	3	0	0	4	8	-50.0
Devon Town	12	15	0	0	0	0	0	0	12	15	-20.0
Fort Saskatchewan City	50	43	32	8	6	6	31	0	119	57	108.8
Gibbons Town	8	10	0	0	0	0	0	0	8	10	-20.0
Leduc City	104	54	8	4	0	5	0	35	112	98	14.3
Leduc County	59	32	0	0	0	0	0	0	59	32	84.4
Morinville Town	34	20	2	4	0	0	43	0	79	24	**
Parkland County	96	41	2	4	0	0	0	0	98	45	117.8
Spruce Grove City	165	97	20	16	3	0	52	98	240	211	13.7
St. Albert City	84	89	30	10	0	0	91	30	205	129	58.9
Stony Plain Town	53	27	24	14	0	0	0	0	77	41	87.8
Strathcona County	252	157	14	46	22	0	158	0	446	203	119.7
Sturgeon County	59	56	0	0	0	0	0	0	59	56	5.4
Remainder of the CMA	35	20	0	2	0	0	0	0	35	22	59.1
Edmonton CMA	2,399	2,156	352	350	230	139	1,037	858	4,018	3,503	14.7

Source: CMHC (Starts and Completions Survey)

**Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Edmonton City	4	24	0	14	0	269	0	0
Beaumont Town	12	0	0	0	0	0	0	0
Calmar Town	0	0	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	6	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	30
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	6	0	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	31	30	4	14	0	269	0	30

**Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2007**

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	146	111	33	14	662	633	0	62
Beaumont Town	16	0	0	0	0	0	0	0
Calmar Town	0	3	4	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	6	6	0	0	31	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	5	0	0	0	0	0	35
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	43	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	3	0	0	0	52	0	0	98
St. Albert City	0	0	0	0	40	0	51	30
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	22	0	0	0	158	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	193	125	37	14	986	633	51	225

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2007

Submarket	Freehold		Condominium		Rental		Total*	
	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006	April 2007	April 2006
Edmonton City	305	391	16	309	0	14	321	714
Beaumont Town	14	13	14	0	0	0	28	13
Calmar Town	0	2	0	0	4	0	4	2
Devon Town	6	3	0	0	0	0	6	3
Fort Saskatchewan City	25	12	6	6	0	0	31	18
Gibbons Town	3	3	0	0	0	0	3	3
Leduc City	40	15	0	0	0	0	40	15
Leduc County	18	3	0	0	0	0	18	3
Morinville Town	12	6	0	2	0	0	12	8
Parkland County	25	11	0	0	0	0	25	11
Spruce Grove City	51	29	3	4	0	0	54	33
St. Albert City	19	17	0	0	0	30	19	47
Stony Plain Town	27	11	0	0	0	0	27	11
Strathcona County	66	48	6	2	0	0	72	50
Sturgeon County	19	12	0	0	0	0	19	12
Remainder of the CMA	5	3	0	0	0	0	5	3
Edmonton CMA	635	579	45	323	4	44	684	946

Table 3.5: Completions by Submarket and by Intended Market
January - April 2007

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006	YTD 2007	YTD 2006
Edmonton City	1,446	1,584	876	807	35	80	2,357	2,471
Beaumont Town	90	81	18	0	0	0	108	81
Calmar Town	0	8	0	0	4	0	4	8
Devon Town	12	15	0	0	0	0	12	15
Fort Saskatchewan City	80	41	39	16	0	0	119	57
Gibbons Town	8	10	0	0	0	0	8	10
Leduc City	112	58	0	5	0	35	112	98
Leduc County	59	32	0	0	0	0	59	32
Morinville Town	36	20	43	4	0	0	79	24
Parkland County	98	45	0	0	0	0	98	45
Spruce Grove City	185	109	55	4	0	98	240	211
St. Albert City	108	89	46	10	51	30	205	129
Stony Plain Town	77	39	0	2	0	0	77	41
Strathcona County	263	173	183	30	0	0	446	203
Sturgeon County	59	56	0	0	0	0	59	56
Remainder of the CMA	35	22	0	0	0	0	35	22
Edmonton CMA	2,668	2,382	1,260	878	90	243	4,018	3,503

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2007	0	0.0	5	1.8	30	10.6	62	21.9	186	65.7	283	391,000	446,776
April 2006	21	5.4	147	37.8	128	32.9	50	12.9	43	11.1	389	258,900	280,167
Year-to-date 2007	8	0.6	73	5.6	282	21.6	324	24.8	618	47.4	1,305	344,400	384,122
Year-to-date 2006	95	6.4	551	37.4	484	32.9	172	11.7	171	11.6	1,473	257,900	280,567
Beaumont Town													
April 2007	0	0.0	0	0.0	2	16.7	3	25.0	7	58.3	12	370,400	478,192
April 2006	0	0.0	3	18.8	8	50.0	3	18.8	2	12.5	16	279,950	293,881
Year-to-date 2007	0	0.0	1	1.1	26	29.5	27	30.7	34	38.6	88	326,450	377,398
Year-to-date 2006	1	1.2	31	36.5	42	49.4	7	8.2	4	4.7	85	258,800	265,552
Calmar Town													
April 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2006	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2007	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2006	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	--	--
Devon Town													
April 2007	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
April 2006	0	0.0	3	100.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	11	84.6	2	15.4	0	0.0	0	0.0	13	237,500	237,477
Year-to-date 2006	4	23.5	12	70.6	1	5.9	0	0.0	0	0.0	17	227,500	222,335
Fort Saskatchewan City													
April 2007	0	0.0	0	0.0	1	7.1	2	14.3	11	78.6	14	424,950	436,186
April 2006	1	7.1	2	14.3	7	50.0	2	14.3	2	14.3	14	277,700	279,193
Year-to-date 2007	0	0.0	2	3.6	1	1.8	4	7.3	48	87.3	55	409,600	421,387
Year-to-date 2006	3	7.1	17	40.5	11	26.2	5	11.9	6	14.3	42	254,950	284,164
Gibbons Town													
April 2007	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
April 2006	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2007	0	0.0	3	37.5	5	62.5	0	0.0	0	0.0	8	--	--
Year-to-date 2006	4	40.0	4	40.0	2	20.0	0	0.0	0	0.0	10	230,000	210,500
Leduc City													
April 2007	0	0.0	1	3.1	5	15.6	15	46.9	11	34.4	32	326,200	346,138
April 2006	1	10.0	4	40.0	3	30.0	0	0.0	2	20.0	10	258,900	268,970
Year-to-date 2007	0	0.0	5	5.3	24	25.3	29	30.5	37	38.9	95	325,000	343,979
Year-to-date 2006	3	6.8	26	59.1	10	22.7	3	6.8	2	4.5	44	241,200	249,935
Leduc County													
April 2007	0	0.0	1	5.6	1	5.6	2	11.1	14	77.8	18	400,000	415,000
April 2006	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	--	--
Year-to-date 2007	4	6.8	3	5.1	4	6.8	7	11.9	41	69.5	59	400,000	411,269
Year-to-date 2006	3	9.4	9	28.1	9	28.1	7	21.9	4	12.5	32	272,500	273,281
Morinville Town													
April 2007	0	0.0	1	12.5	0	0.0	2	25.0	5	62.5	8	--	--
April 2006	0	0.0	3	37.5	3	37.5	2	25.0	0	0.0	8	--	--
Year-to-date 2007	0	0.0	3	10.0	3	10.0	9	30.0	15	50.0	30	349,950	357,840
Year-to-date 2006	0	0.0	11	47.8	9	39.1	3	13.0	0	0.0	23	253,000	251,596

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2007

Submarket	Price Ranges										Total	Median Price (\$)	Average Price (\$)
	< \$200,000		\$200,000 - \$249,999		\$250,000 - \$299,999		\$300,000 - \$349,999		\$350,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2007	2	8.7	3	13.0	5	21.7	3	13.0	10	43.5	23	315,827	431,920
April 2006	0	0.0	1	9.1	3	27.3	2	18.2	5	45.5	11	321,005	334,552
Year-to-date 2007	20	20.8	9	9.4	22	22.9	12	12.5	33	34.4	96	289,940	340,723
Year-to-date 2006	5	11.9	6	14.3	8	19.0	11	26.2	12	28.6	42	315,828	312,097
Spruce Grove City													
April 2007	2	6.1	8	24.2	11	33.3	6	18.2	6	18.2	33	280,026	289,453
April 2006	4	14.8	14	51.9	7	25.9	2	7.4	0	0.0	27	229,085	234,978
Year-to-date 2007	16	10.3	43	27.6	71	45.5	16	10.3	10	6.4	156	268,401	263,788
Year-to-date 2006	36	35.0	39	37.9	23	22.3	4	3.9	1	1.0	103	217,543	223,713
St. Albert City													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	647,700	639,189
April 2006	0	0.0	3	16.7	3	16.7	3	16.7	9	50.0	18	346,100	337,650
Year-to-date 2007	0	0.0	0	0.0	0	0.0	0	0.0	78	100.0	78	551,200	584,560
Year-to-date 2006	0	0.0	12	14.1	27	31.8	13	15.3	33	38.8	85	315,200	346,502
Stony Plain Town													
April 2007	0	0.0	4	21.1	6	31.6	4	21.1	5	26.3	19	284,763	319,822
April 2006	4	50.0	2	25.0	0	0.0	2	25.0	0	0.0	8	--	--
Year-to-date 2007	0	0.0	10	19.6	21	41.2	8	15.7	12	23.5	51	280,900	312,774
Year-to-date 2006	13	37.1	12	34.3	4	11.4	2	5.7	4	11.4	35	229,000	245,815
Strathcona County													
April 2007	0	0.0	0	0.0	0	0.0	0	0.0	57	100.0	57	432,000	563,018
April 2006	1	2.1	19	39.6	14	29.2	6	12.5	8	16.7	48	266,500	296,854
Year-to-date 2007	0	0.0	1	0.4	0	0.0	22	8.8	227	90.8	250	427,500	512,364
Year-to-date 2006	8	5.2	50	32.3	41	26.5	28	18.1	28	18.1	155	270,000	302,599
Sturgeon County													
April 2007	1	5.3	1	5.3	2	10.5	1	5.3	14	73.7	19	440,000	409,474
April 2006	3	25.0	1	8.3	4	33.3	2	16.7	2	16.7	12	272,500	308,333
Year-to-date 2007	8	13.6	8	13.6	4	6.8	5	8.5	34	57.6	59	390,000	386,864
Year-to-date 2006	21	37.5	5	8.9	14	25.0	4	7.1	12	21.4	56	252,500	290,179
Remainder of the CMA													
April 2007	0	0.0	0	0.0	3	60.0	1	20.0	1	20.0	5	--	--
April 2006	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2007	3	8.6	5	14.3	15	42.9	11	31.4	1	2.9	35	280,000	271,080
Year-to-date 2006	9	47.4	10	52.6	0	0.0	0	0.0	0	0.0	19	200,000	185,444
Edmonton CMA													
April 2007	5	0.9	28	5.1	70	12.8	101	18.4	345	62.8	549	391,300	438,243
April 2006	38	6.6	206	35.8	183	31.8	74	12.9	74	12.9	575	260,150	281,250
Year-to-date 2007	59	2.5	177	7.4	480	20.2	474	19.9	1,188	50.0	2,378	349,900	389,532
Year-to-date 2006	206	9.3	797	35.8	685	30.8	259	11.6	277	12.5	2,224	255,900	279,050

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
April 2007

Submarket	April 2007	April 2006	% Change	YTD 2007	YTD 2006	% Change
Edmonton City	446,776	280,167	59.5	384,122	280,567	36.9
Beaumont Town	478,192	293,881	62.7	377,398	265,552	42.1
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	237,477	222,335	6.8
Fort Saskatchewan City	436,186	279,193	56.2	421,387	284,164	48.3
Gibbons Town	--	--	n/a	--	210,500	n/a
Leduc City	346,138	268,970	28.7	343,979	249,935	37.6
Leduc County	415,000	--	n/a	411,269	273,281	50.5
Morinville Town	--	--	n/a	357,840	251,596	42.2
Parkland County	431,920	334,552	29.1	340,723	312,097	9.2
Spruce Grove City	289,453	234,978	23.2	263,788	223,713	17.9
St. Albert City	639,189	337,650	89.3	584,560	346,502	68.7
Stony Plain Town	319,822	--	n/a	312,774	245,815	27.2
Strathcona County	563,018	296,854	89.7	512,364	302,599	69.3
Sturgeon County	409,474	308,333	32.8	386,864	290,179	33.3
Remainder of the CMA	--	--	n/a	271,080	185,444	46.2
Edmonton CMA	438,243	281,250	55.8	389,532	279,050	39.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2007

		Number of Sales ¹	Yr/Yr ² (%)	Sales SA ¹	Number of New Listings ¹	New Listings SA ¹	Sales-to- New Listings SA ²	Average Price ¹ (\$)	Yr/Yr ² (%)	Average Price ¹ (\$) SA
2006	January	1,175	32.6	1,740	1,615	1,839	94.6	199,148	10.1	205,596
	February	1,605	27.7	1,837	1,835	1,995	92.1	211,531	15.5	215,411
	March	2,016	20.0	1,779	2,202	1,847	96.3	220,124	16.1	218,014
	April	2,026	12.4	1,753	2,171	1,915	91.5	226,846	18.2	223,725
	May	2,565	22.3	1,792	2,416	1,897	94.5	242,936	22.9	232,881
	June	2,183	2.3	1,717	2,440	2,010	85.4	254,240	27.5	243,134
	July	1,953	21.3	1,800	2,230	2,063	87.3	256,489	31.0	249,893
	August	2,079	7.5	1,816	2,657	2,291	79.3	270,746	38.1	261,760
	September	1,844	19.2	1,929	2,604	2,557	75.4	278,732	46.3	274,032
	October	1,890	41.8	1,984	2,347	2,344	84.6	276,641	39.9	284,735
	November	1,574	8.9	1,921	1,852	2,379	80.7	282,434	42.5	284,671
	December	1,074	18.3	1,916	1,024	2,256	84.9	294,155	48.7	303,920
2007	January	1,554	32.3	2,176	2,115	2,340	93.0	303,820	52.6	312,097
	February	1,886	17.5	2,122	2,166	2,369	89.6	321,307	51.9	324,850
	March	2,358	17.0	2,140	3,100	2,658	80.5	325,439	47.8	328,180
	April	2,443	20.6	2,084	3,296	2,712	76.8	343,922	51.6	340,833
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2006	4,796	25.5		5,652			212,109	14.4	
	Q1 2007	5,798	20.9		7,381			318,301	50.1	
	YTD 2006	6,822	21.3		7,823			216,486	15.4	
	YTD 2007	8,241	20.8		10,677			325,896	50.5	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA

²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators

April 2007

		Interest Rates			NHPI, Total, Edmonton CMA 1997=100	CPI, 1992 =100	Edmonton Labour Market			Average Weekly Earnings (\$)
		P & I Per \$100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	
			1 Yr. Term	5 Yr. Term						
2006	January	658	5.80	6.30	148.6	134.8	542	4.2	68.8	751
	February	667	5.85	6.45	150.2	134.2	544	4.0	68.8	757
	March	667	6.05	6.45	153.1	134.8	548	3.8	68.9	762
	April	685	6.25	6.75	159.1	135.8	549	3.8	68.9	764
	May	685	6.25	6.75	167.5	136.6	554	3.6	69.1	770
	June	697	6.60	6.95	175.3	136.0	558	3.8	69.6	773
	July	697	6.60	6.95	178.7	137.5	563	3.8	70.0	774
	August	691	6.40	6.85	190.8	137.7	564	4.3	70.3	779
	September	682	6.40	6.70	196.2	137.9	564	4.2	70.1	785
	October	688	6.40	6.80	200.5	136.8	567	4.0	69.9	788
	November	673	6.40	6.55	204.7	137.7	571	3.8	70.1	792
	December	667	6.30	6.45	205.1	138.3	575	3.7	70.2	798
2007	January	679	6.50	6.65	208.4	138.9	583	3.8	71.0	805
	February	679	6.50	6.65	214.1	139.1	588	3.7	71.3	801
	March	669	6.40	6.49	214.1	141.0	593	3.5	71.5	799
	April	678	6.60	6.64		142.6	593	3.3	71.3	802
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), CREA (MLS®), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2001 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "dwelling unit", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "start", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "under construction" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "completion", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "absorbed" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A **"Single-Detached"** dwelling (also referred to as **"Single"**) is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A **"Semi-Detached (Double)"** dwelling (also referred to as **"Semi"**) is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A **"Row (Townhouse)"** dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term **"Apartment and other"** includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The **"intended market"** is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A **"Rural"** area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2001 Census area definitions.

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